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Court Close

BONVILSTON



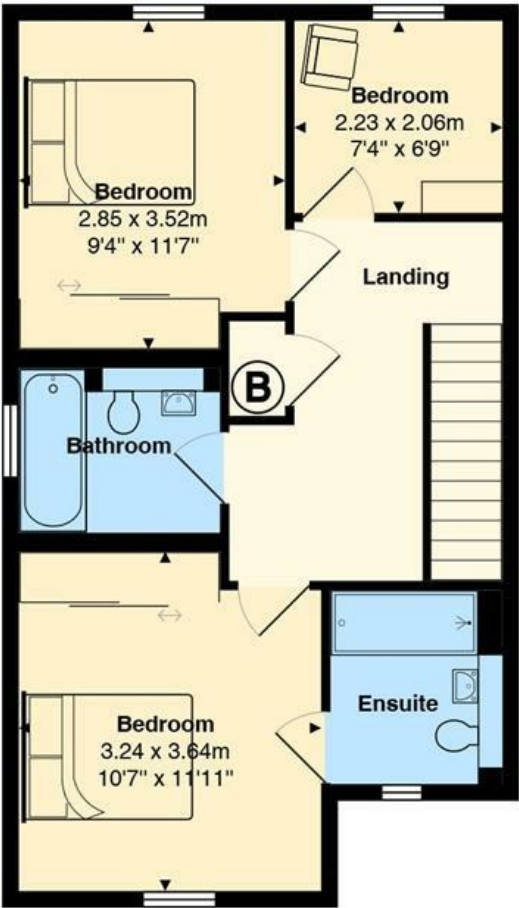
Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

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Court Close



Total Area: 92.0 m² ... 991 ft²
All measurements are approximate and for display purposes only



Court Close

Bonvilston, Cardiff, CF5 6FX

Guide Price

£399,950



3 Bedroom(s)



2 Bathroom(s)



991.00 sq ft



Contact our
Pontcanna Branch
02920 499680

Tucked away in the peaceful cul-de-sac of Court Close, Bonvilston, this beautifully presented three-bedroom home offers stylish, contemporary living in one of the Vale of Glamorgan's most desirable village locations.

Extending to approximately 991 sq. ft., the property has been thoughtfully maintained and is presented to an exceptional standard throughout. The bright and spacious living room provides a welcoming space to relax, while the modern kitchen/dining room is perfectly suited to everyday family life as well as entertaining guests. The property benefits from underfloor heating throughout the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a generous principal bedroom, all complemented by two well-appointed bathrooms, providing practicality and comfort for modern living.

Externally, the property benefits from a private driveway providing off-road parking for three vehicles. Positioned within a quiet residential cul-de-sac, the home enjoys a peaceful setting while remaining within easy reach of Cardiff, excellent local amenities and highly regarded schools.

Offering the perfect balance of village charm and contemporary convenience, this superb home is ideally suited to first-time buyers, growing families and those looking to enjoy a quieter lifestyle without compromising on connectivity. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

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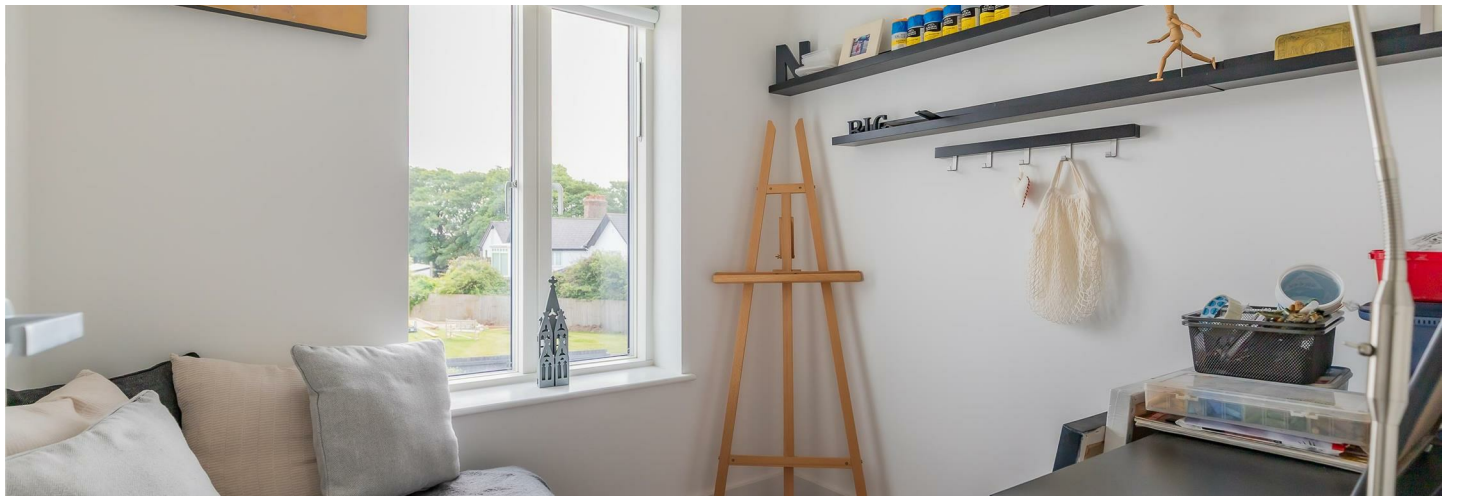
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Entrance Hallway With Under Floor Heating	Private Driveway For Three Cars
Living Room 10'7 x 13'9 (3.23m x 4.19m) With Under Floor Heating	Garden Fully Landscaped
Kitchen / Breakfast Room 17 x 10'11 (5.18m x 3.33m) With Under Floor Heating	EPC Rating
Utility Room	Council Tax BAND E
WC	School Catchment
Landing	
Bedroom 1 10'7 x 11'11 (3.23m x 3.63m)	
En-Suite	
Bedroom 2 9'4 x 11'7 (2.84m x 3.53m)	
Bedroom 3 7'4 x 9'6 (2.24m x 2.90m)	
Bathroom	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

